



Baltimore City's
LEAD ABATEMENT ACTION PROJECT:
GUIDE TO OWNERS

OPEN THE DOOR TO A SAFER HOUSE

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Baltimore City Healthy Start, Inc., 326 St. Paul Place, Baltimore Maryland
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GRANTS ARE AVAILABLE TO OWNERS

GOALS

- . Prevent childhood lead poisoning.
- . Increase the City's inventory of safe housing.
- . Combine lead work with housing rehabilitation.

GRANT LEVELS*

<u>Property Type</u>	<u>Level</u>	<u>% total lead cost**</u>
Investor-owned rental	Up to \$5,000	Up to 80%
Home owner or Not-for-profit organization	Varies, depending on size/condition of unit	Up to 100%

*Grant levels are completely dependent on availability of federal and state resources and are subject to change at any time.

** Owners may need to contribute funds to treat the home adequately.

BENEFITS TO OWNERS

- . Funding of lead hazard treatments.
- . Satisfaction of the Maryland Lead Poisoning Prevention Program Full Risk Reduction Standards for "affected rental properties".
- . Program services:
 - . Simple, efficient application process.
 - . Write-up of work specifications with owner input.
 - . Assistance with temporary relocation of occupants (when available).
 - . Monitoring of the work in progress to ensure safety and quality.
 - . Preventive education for owners and occupants.

SEVEN STEPS

1. Screening/environmental testing.
2. Application approval.
3. Preparation of work specifications*.
4. Contractor selection/bid approval.
5. Grant settlement.
6. Temporary relocation of occupants.
7. Hazard reduction work/clearance.

*The Lead Hazard Reduction Strategy: The Lead Abatement Action Project will develop a scope appropriate to the condition of the house. The scope will include window, floor, door, trim, wall, paint, exterior, and cleaning treatments.

ELIGIBLE HOUSES

- . Are located in Baltimore City.
- . Have lead-based paint and elevated levels of lead in dust.
- . Are structurally sound or can be brought to structurally sound condition.
- . Are registered and in compliance with Maryland's lead laws (rentals).
- . Have affordable rents (rentals).
- . Work must be a sound investment.
- . Owner must meet all underwriting criteria.

For occupied houses:

- . The occupants include a child under 6 years or a pregnant woman.
Priority is given to households with children with elevated blood leads.
- . The household income is at 80% of area median or less.
- . The occupant consents to participate.
- . The occupant consents to move while work is performed.

OTHER REQUIREMENTS

The owner must:

- . Use accredited contractors and trained crews.
- . Rehabilitate unleaded surfaces and upgrade systems
(owner investment may be required).
- . Permit data collection by the project for reporting and evaluative purposes.
- . Sign a three-year grant agreement.

FOR FURTHER INFORMATION, contact the Lead Abatement Action Project:

The Lead Abatement Action Project
Baltimore City Healthy Start, Inc.
326 St. Paul Place, 2nd Floor
Baltimore, Maryland 21202
410 -396-7225

SUPPLEMENTAL INFORMATION

CHOOSING A CONTRACTOR FOR THE ABATEMENT WORK

Contractor credentials:

- . Maryland home improvement license.
- . Liability insurance.
- . Workers compensation plan and builders risk insurance.
- . Accreditation for lead abatement.
- . Trained workers.

Work must be performed according to established abatement protocols.

* We can provide you with information to identify accredited contractors or information to become an accredited abatement contractor or supervisor.

ABATEMENT SPECIFICATIONS SUMMARY (based on condition)

Your work scope may include the following:

- (1) At a minimum, wet scrape to stabilize immediate hazards. Prepare surfaces and repaint loose/peeling interior and exterior surfaces.
- (2) Replace lead-painted windows. Encapsulate exterior trim. At a minimum, stabilize and repaint interior casings and sills with non-flat paint.
- (3) Enclose leaded floors and stairs. Make non-leaded floors and stairs easily cleanable.
- (4) At a minimum, stabilize and repaint, repair and/or rework interior and exterior doors and frames, or replace as necessary.
- (5) At a minimum, stabilize and reseal, or encapsulate leaded walls and ceilings in baths, kitchens, vestibules.
- (6) Clean up with thorough HEPA vacuuming of all surfaces. Follow with wet wash. (Include basements as necessary).